



Summit County Planning Commission (SCPC)

Thursday March 28, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|--|-----------------------|
| A. | Call to Order | Chair Mavrides |
| B. | Roll Call | Smith |
| C. | Approval of the February 28, 2019 SCPC Minutes | Chair Mavrides |
| D. | Business Items | Knittel |

Old Business

Item # 1 – Variance and Lot Split - Springfield Township - 1116 Canton Rd - The applicant is proposing to split land parcel 5110796 to create two parcels, parcel 1, 0.7058 Acres, and parcel 2 0.7737 Acres. The applicant is requesting a Variance from Road Frontage requirements for proposed parcel 2 which has no frontage on a public street.c

New Business

Item # 1 – Retreat at Liberty Lakes - Preliminary Plan Extension - Twinsburg Township - The existing plan is 56 lots on 39.0760 Acres with 23.0544 Acres of Open Space, Sewage serviced by DSSS and Twin-Keystone Water. The Applicant is requesting a one year time extension on the conditional approval the SCPC had granted in October 18, 2018.

Item # 2 – Redwood Apartments - Copley Township - The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

- | | | |
|----|----------------------------------|-----------------------|
| E. | Report from Assistant Director | Tubbs |
| F. | Comments from Public | Chair Mavrides |
| G. | Comments from Commission Members | Chair Mavrides |
| H. | Other | |
| | 1. Legal Update | Matz |
| I. | Adjournment | Chair Mavrides |

County of Summit
Ilene Shapiro, County Executive
Summit County Planning Commission
Thursday, February 28, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Minutes of Meeting

Members Present: George Beckham, Becky Corbett, Helen Humphrys, David Kline, Jeff Snell, Dennis Stoiber, Jason Segedy, Robert Terry, and Jeff Wilhite

Members Absent: Allen Mavrides, Helen Humphrys, and Jerry Feeman

Staff: Dennis Tubbs, Stephen Knittel, Deborah Matz, and Cazz Smith Jr.

Others: Bill Funk – Bath TWP, Joe Paradise – SCE, Don Saunders – Northfield Center TWP

I. Call to Order

Dennis Stoiber called the meeting to order on **Thursday, February 28, 2019 at 3:00 pm** in the County of Summit Council Chambers, 175 South Main Street, 7th Floor, Akron Ohio 44308. A roll call was conducted by *Cazz Smith* the attending members constituted a quorum.

II. Approval of the January 24, 2019 Meeting Minutes

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen						
Segedy, Jason	X			X		
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X		X	X		
Wilhite, Jeff	X	X		X		

Motion

Jeff Wilhite made a motion to approve the minutes of the **January 24, 2019** meeting, and it was seconded by *Robert Terry* the motion passed with no abstentions.

III. Business Items

A. New Business – (3) items

Item # 1 – Zoning Text Amendment - Bath Township - 502 Prohibited Activities - The Zoning Commission is proposing to Amend 502-A (4) Prohibited Activities to enact a moratorium on any use or operations of medical marijuana cultivators, processors, dispensaries, and/or testing laboratories.

Staff Recommendation: APPROVAL

SCPC Action:

Approval: X

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky	X					X
Feeman, Jerry						
Humphrys, Helen						
Kline, David	X	X		X		
Mavrides, Allen						
Segedy, Jason	X			X		
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Bill Funk from Bath Township stated the reason for the townships approval.
- Joe Paradise from SCE asked if the hospital would be in violation of analytical medical marijuana.
- Jeff Snell replied that he is not sure if this applies.
- George Beckham stated he is in favor of approving item one.

Motion

A motion was made by *David Kline* to approve **Item # 1 – Zoning Text Amendment – Bath Township** it was seconded by *George Beckham* the motion passed with one abstention from *Becky Corbett*.

Item # 2 – Zoning Text Amendment – Northfield Center Township - Residential Carport Canopy & Storage Structure - The applicant has proposed that the Northfield Center Township Zoning Resolution Chapter 130 Definitions and Chapter 310 Residential District Regulations Section 310.08 be amended to add text regulating Residential Carport Canopy & Storage Structures.

Staff Recommendation: APPROVAL with due consideration of keeping track of all current proposed changes.

SCPC Action:

Approval: X

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen						
Kline, David	X		X	X		
Mavrides, Allen						
Segedy, Jason	X			X		
Snell, Jeff	X	X		X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Don Saunders from Northfield Center Township stated the reason for the townships request.
- David Kline asked if this met fire code.
- Don Saunders replied there are no fire inspections for residential only commercial.
- Jason Segedy asked home many homes are in question?
- Don Saunders replied thirty to forty homes is the most current count.
- Dennis Stoiber suggested better language to explain the word structure.
- Joe Paradise from SCE gave an explanation of the word prefabricated structure.
- Jeff Wilhite asked who is liable if the structure damages some else's property because of high wind.
- Jeff Snell replied that question would fall back on the insurance company and to revisit the height requirement.

Motion

A motion was made by *Jeff Snell* to approve **Item # 2 – Zoning Text Amendment – Northfield Center Township** with due consideration to keep track of proposed changes, it was seconded by *David Kline* the motion passed with no abstentions.

Item # 3 – Zoning Text Amendment – Northfield Center Township - Buffering & Screening-
The applicant has proposed that the Northfield Center Township Zoning Resolution Chapter 130 Definitions and Chapter 430 Landscaping and Screening Requirements Section 430.04 be amended to add text regulating Buffering and screening of residential areas from commercial and industrial areas.

Staff Recommendation: **DISAPPROVAL** based on comments from staff and SCPC members.

SCPC Action:

Approval:

Disapproval: **X**

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen						
Segedy, Jason	X			X		
Snell, Jeff	X	X		X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Don Saunders from Northfield Center Township gave his explanation for the townships request.
- Dennis Stoiber suggested the township to look at other communities to ensure better screening.
- George Beckham commented that a drainage problem could occur with the suggested mounds of dirt.
- Joe Paradise from SCE stated his concerns about drainage with the mounds of dirt and offered suggestions.
- Stephen Knittel commented that the township currently allows two types of fences and a wall in the current zoning text amendment.
- Jeff Snell offered other comments in regards to the buffer zone.

Motion:

A motion was made by **Jeff Snell** to disapprove **Item # 3 – Zoning Text Amendment – Northfield Center Township** based on comments from staff and SCPC members, it was second by **George Beckham** the motion passed with no abstentions.

IV. **Report from Assistant Director**

V. **Comments from Public**

VI. **Comments from Planning Commission Members**

Jeff Snell commented on the exceptions of distributing medical marijuana.

VII. **Other**

VIII. **Next Meeting**

The next Summit County Planning Commission meeting will be held on *Thursday, March 28, 2019*.

XI. **Adjournment**

Being no further business to come before the Planning Commission, *Jeff Wilhite* made a motion to adjourn, and it was seconded by *Robert Terry*. The motion passed unanimously. The meeting adjourned at 3:43*pm*.



Planning Commission:
 Variance and Lot Split
1116 Canton Rd
 Springfield Township

Executive Summary

Located in Springfield Township on Canton Rd. The applicant is proposing to split land parcel 5110796 to create two parcels, parcel 1, 0.7058 Acres, and parcel 2 0.7737 Acres. The applicant is requesting a Variance from Road Frontage requirements for proposed parcel 2 which has no frontage on a public street.

1a. Variance Request

Staff recommends: Disapproval

1b. Lot Split

Staff recommends: Conditional Approval

Meeting:	March 28, 2019	Acreage:	1.4795 Acres
Item No.:	Old Business - 1	Zoning:	C-2, Commercial
Applicant:	SZ Canton Road, LLC	Council Dist.:	8, Paula Prentice
Parcel No:	5110796	Processor:	Stephen Knittel

Location: Located in Springfield Township on Canton Rd.

Proposal: The applicant proposes to split land parcel 5110796 to create two parcels, parcel 1, 0.7058 Acres, and parcel 2 0.7737 Acres. The applicant is requesting a Variance from Road Frontage requirements for proposed parcel 2 which has no frontage on a public street.

Site Conditions:

The northern part of the parcel proposed to be parcel 1 has existing structures, the southern portion proposed to be parcel 2 has no existing structures. The Summit County GIS has no shown environmental constraints present on the site.

Zoning: The Zoning of the site is C-2 Commercial			
Direction	Zoning	Land Use	Municipality
North	C-2	Commercial	Springfield Township
East	C-2	Commercial	Springfield Township
South	C-2	Commercial	Springfield Township
West	C-2	Commercial	Springfield Township

1a. Variance Request:

The applicant is requesting a variance from Road Frontage requirements, Section 1505.05(e) Access to Public Streets, as the property in question is to be used as educational uses. An agreement with adjoining owners will allow the Storage Zone to use this parcel and access the parcel to the south with access off of Canton Rd.

1505.05(e) Access to Public Streets. Unless otherwise permitted herein, the subdividing of land whether as a Major or Minor Subdivision, shall provide each lot with a minimum of thirty (30) feet of continuous frontage on a dedicated street. Access to public streets shall comply with the Access Management Manual.

The following narratives were submitted in response to the questions posed in the variance application. Staff comments are ***bold and italicized***.

- i. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If, so please explain.

Owner wishes to split the subject parcel and sell to CZ Canton Road LLC who will develop ancillary offices and provide for the adjacent Storage Zone parcel access to Canton Road. The Storage Zone parcel, which abuts Canton Road, is too narrow for this purpose and subject to drainage easement making access to Canton Road and further development of the Storage Zone unfeasible.

No.

- ii. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set forth in subparagraph (i.) herein?

The subject parcel cannot be split, sold and developed without the variance, traffic congestion in the residential on Shanafelt Ave. will continue, since street access to Storage Zone parcel is solely via Shanafelt Ave, and Storage Zone can't expand to provide for offices. This is a hardship on local residents and Storage Zone.

There would be no unnecessary hardship.

- iii. Did the special conditions specified in subparagraph (i.) result from previous actions by the applicant? Please explain.

No.

No.

- iv. Explain whether the variance requested is substantial.

The requested variance is not substantial and is the minimum needed for the development.

The variance request is substantial, as the applicant is requesting a full exemption from the regulations.

- v. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

No. The variance will allow the development and use of the subject parcel in a manner that is consistent with the commercial character of the surrounding area. The subject parcel is now vacant and there are no other plans to develop it.

The essential character of the neighborhood would not change with the granting of the variance nor would adjoining properties suffer substantial detriment.

- vi. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by firefighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

No, the variance would enhance the delivery of governmental services, such as fire, police and EMS, to the adjacent Storage Zone parcel.

With access easements on adjoining property, this variance would NOT adversely affect the delivery of governmental services, including but not limited to, access by firefighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land.

- vii. Explain whether the Subdivision Regulation was in effect at the time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

Yes.

- viii. Explain whether the applicant's predicament can be feasibly solved through some method other than a variance.

The purchase by SZ Canton Road LLC of the subject parcel from the Owner is contingent on obtaining the requested variance. If the variance is not granted, buyer will not purchase the subject parcel.

Per the applicant the current Storage Zone parcel cannot have the proposed split parcel joined to it due to financial reasons, so other than acquiring land that has existing frontage a variance is the only way to solve this issue.

- ix. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

The variance is not contrary to public interest and will serve the public interest by (i) providing for the development of the subject parcel which would otherwise remain vacant, (ii) alleviating congestion on Shanafelt Ave, and (iii) providing better access to the adjacent parcel for fire, police, and EMS services.

This variance would not be contrary to public interest as the access and use would not pose a threat/concern to public safety or the character of the neighborhood.

- x. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

The variance meets the objectives of Section 1101.02 of the Regulations by providing (i) the orderly, efficient and appropriate development of the subject parcel, (ii) alleviating congestion on Shanafelt Ave., (iii) the safe and convenient vehicular movement along Canton Road and Shanafelt Ave., and (iv) adequate and convenient access for public services.

The spirit and intent of the following purposes and objectives of the Regulations as listed in § 1101.02:

- (a) The proper arrangement of streets or highways in relation to existing or proposed streets and highways and the thoroughfare plan.
This does not proposed to alter streets or highways.
- (b) Adequate and convenient open spaces for traffic, utilities, access for firefighting apparatus, recreation, light and air, and the avoidance of congestion of the population.
With access easements on adjoining property, this variance would NOT adversely affect the adequate and convenient open spaces for traffic, utilities, access for firefighting apparatus, recreation, light and air, and the avoidance of congestion of the population.
- (c) The orderly, efficient, and appropriate development of land.
The variance request is for full exemption from having public street frontage.
- (d) The orderly and efficient provision of community facilities at minimum cost and maximum convenience.
This would not impact the orderly and efficient provision of community facilities.
- (e) Safe and convenient vehicular and pedestrian movement.

This would give the option of having the storage zone traffic come off of Canton Rd rather than Shanafelt Ave.

- (f) The promotion of public health, safety, comfort, convenience, prosperity, and general welfare, and the protection of the environment.

This would give the option of having the storage zone traffic come off of Canton Rd rather than Shanafelt Ave.

- (g) The accurate surveying of land, preparing and recording of plats.
This would not impact the accurate surveying of land, preparing and recording of plats.

- (h) The equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and Developer as defined herein.

- xi. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

The variance is the minimum needed to provide the subject parcel with the required frontage to Canton Road to allow the parcel to be sold and developed.

Per the applicant the current Storage Zone parcel cannot have the proposed split parcel joined to it due to financial reasons, so other than acquiring land that has existing frontage a variance is the only way to solve this issue.

Staff Comments: Variances are to alleviate unnecessary hardships imposed by literal enforcement of the subdivision regulations due to exceptional topographic or other physical conditions peculiar to a parcel.

The Fiscal Office said they would accept this proposed split if Springfield Township, The County Engineer and the Planning Commission approve it.

Staff Recommendation: Staff recommends the SCPC **DISAPPROVE** the Variance Request.

1b. Lot Split:

The applicant proposes to split land parcel 5110796 to create two parcels, parcel 1, 0.7058 Acres, and parcel 2 0.7737 Acres.

Staff Recommendation: Staff recommends the SCPC **CONDITIONALLY APPROVE** the Lot Split upon the condition of the split getting a variance for 1505.05(e) Access to Public Streets.



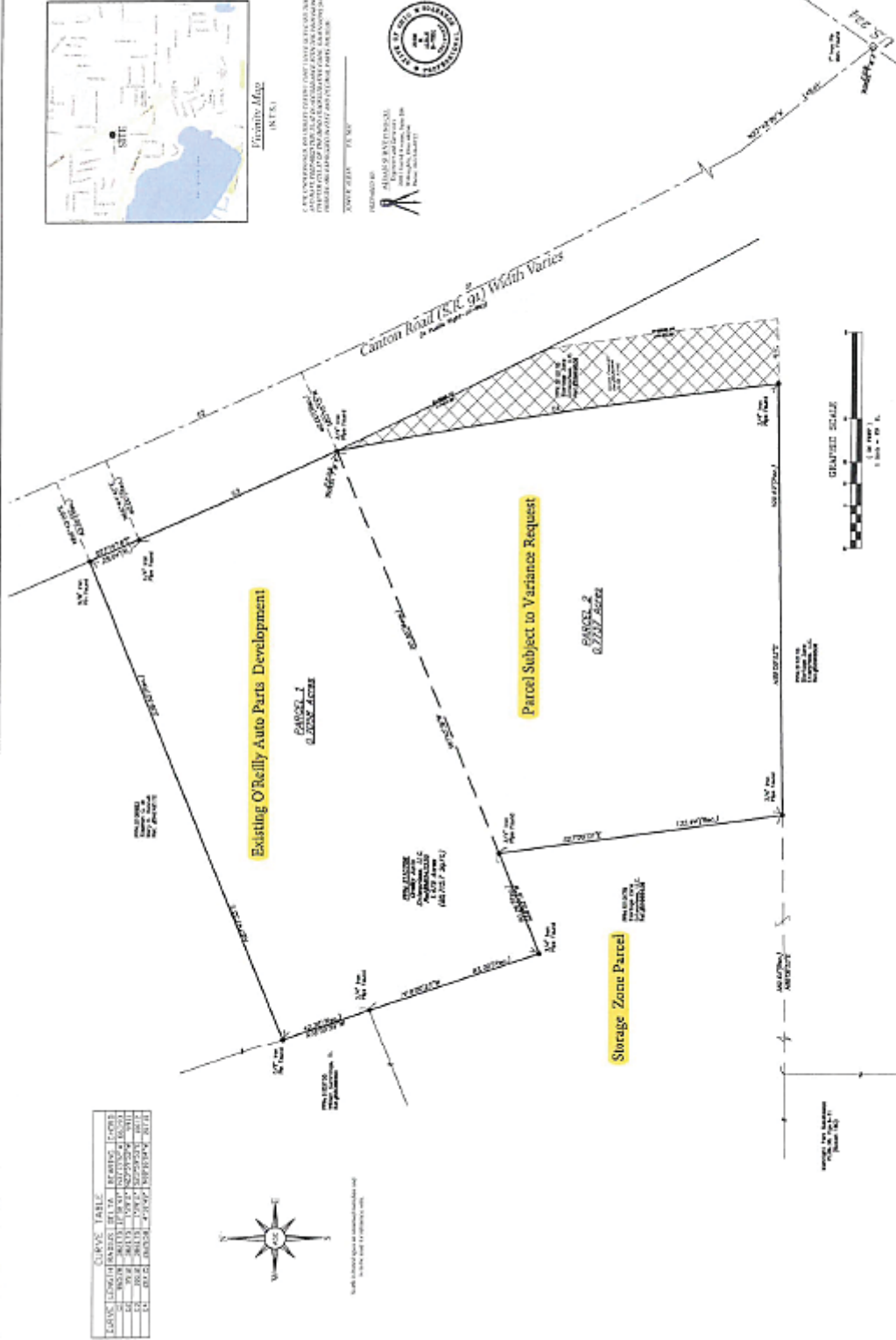
Inset Map
INTS

ALL INFORMATION AND DATA CONTAINED HEREIN ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DATE: 03/11/2018

PROJECT NO: 1716

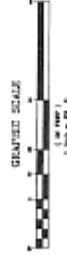
PROJECT NAME: 1716 Canton Road - PAVEMENT



LINE	LENGTH	BEARING	AREA
1	100.00	N 00° 00' 00" E	100.00
2	100.00	N 00° 00' 00" E	100.00
3	100.00	N 00° 00' 00" E	100.00
4	100.00	N 00° 00' 00" E	100.00
5	100.00	N 00° 00' 00" E	100.00
6	100.00	N 00° 00' 00" E	100.00
7	100.00	N 00° 00' 00" E	100.00
8	100.00	N 00° 00' 00" E	100.00
9	100.00	N 00° 00' 00" E	100.00
10	100.00	N 00° 00' 00" E	100.00

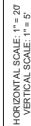


Scale: 1" = 100' (Horizontal)
1" = 20' (Vertical)

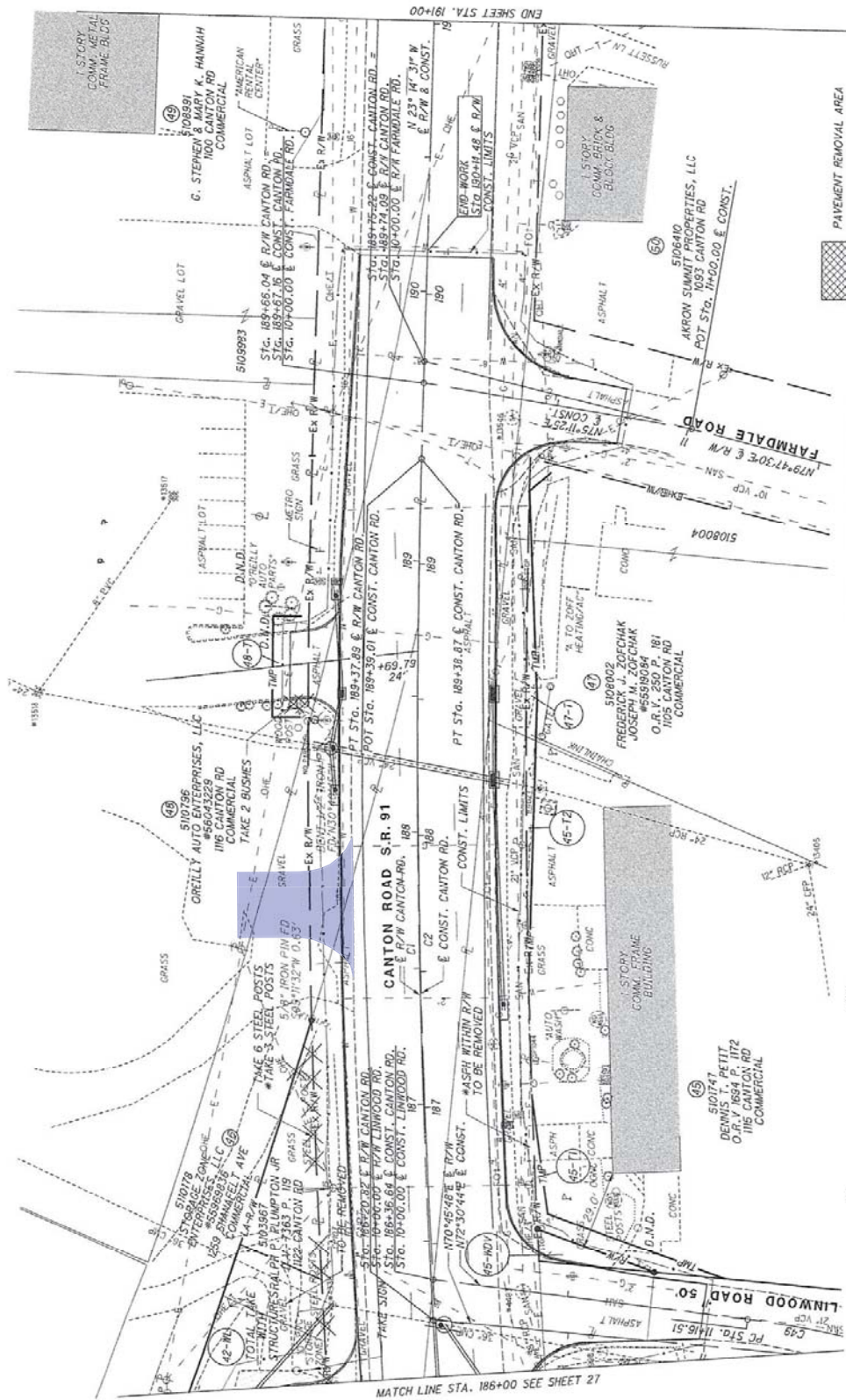


1716 Canton Road - PAVEMENT		DATE: 03/11/2018	
Lot(s) Shown Are Acreage As Being Part Of Parcel 7 of Springfield Township, Situated Now in The Township Of Springfield, County of Summit to The State Of Ohio.		SHEET 1 of 1	
LOT SPLIT PLAT			





SUMMIT COUNTY, VILLAGE OF LAKEMORE
 SPRINGFIELD TOWNSHIP TRACT NO. 7
 TOWNSHIP 1 NORTH, RANGE 10 WEST



* DENOTES RIGHT OF WAY ENCROACHMENT

STATION DETAIL	
190	E R/W STATION (TYP)
190	E CONST. STATION (TYP)

C1	P.I. STA. 184+59.34 E R/W CANTON RD. Δ = 14° 26' 00" (RT) DC = 1" 30' 00" R = 3,819.72' T = 483.67' L = 966.22' E = 30.50' C = 959.68' C.B. = N 30° 27' 31" W
C2	P.I. STA. 189+49.88 E CONST. CANTON RD. Δ = 17° 05' 18" (RT) DC = 1" 35' 33" R = 3,597.92' T = 455.69' L = 906.56' E = 28.74' C = 904.17' C.B. = N 30° 27' 31" W
C49	P.I. STA. 172+00 E CONST. LINWOOD ROAD Δ = 17° 05' 18" (RT) DC = 1" 30' 00" R = 3,69.66' T = 55.55' L = 110.28' E = 4.15' C = 109.87' C.B. = N 81° 03' 32" W

REV.	BY	DATE	DESCRIPTION
1	BWH	4-13-17	CORRECTED PARCEL 48 RECORD DEED
2	BWH	1-28-17	ADDED PARCEL 47 INTERMEDIATE PROP. LINE
3	BWH	12-16-16	LABELED PARCEL 42 "TOTAL TAKE"

Permit No. **SUM 91-24**

State of Ohio
Department of Transportation
Permit

Office Use Only

County or
 Jurisdiction Summit
 Rte 91 Log Pt 0.27
 AccCat _____

[1] Subject to all terms, conditions, and restrictions printed, written below and on the reverse side hereof, or attached,

Name O'Reilly Auto Enterprises (Storage Zone)
 Address 77 W Wacker Drive Suite 3100 Chicago IL 60601
 Phone (312) 476-5075 is hereby granted a permit under Section 5515.01 and 5515.02 of Ohio Revised Code, and permission to perform work necessary in the manner described and at the location indicated in the following or as attached to this permit.

To install drainage facilities and construct a commercial drive at location and offsets as shown on plan and as approved by the ODOT District Planning and Engineering and Highway Management offices. All the requirements of ODOT Supplemental Specifications shall be complied with (see attached).

This permit shall be in the possession of employees on site at all times who are in charge of the work and shall be shown, upon request, to any employee of the Department of Transportation.

[3] No work authorized by this permit shall begin until the permittee has contacted and received instructions from

Frank Phillips, County Manager
 (Authorized ODOT Employee)

Phone (330) 786-4907

NOTE: Any work performed by the permittee may be stopped if the above requirements are not met.

[4] To the extent applicable, this permit shall be void if the work described herein does not comply with the conditions, terms, and requirements applicable to this permit, and if the work is not completed by 12-31-2019

[5] All work requiring persons or vehicles within ODOT right of way shall comply with all applicable requirements of the Ohio Manual of Uniform Traffic Control Devices and Item 614 (Maintaining Traffic) of the Construction and Material Specifications, latest editions. Failure to comply with these requirements will be cause for immediate revocation or suspension of the permit until the proper traffic control devices have been provided.

[6] The permittee accepts the conditions, terms, and requirements printed, written on, or attached to this permit and understands that failure to comply fully with those conditions, terms, and requirements or any change in the use of this permit inconsistent with its terms and conditions will be considered a violation and cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Department action, up to an including removal of the installation, if applicable, at the permittee's expense.

[7] Performance Bond Required? Yes ___ No X

Surety Company _____

Effective Date _____ Expiration Date _____ Amount \$ _____

Permittee: _____

Director:  _____

Date: _____

Date: 03-21-2019

(See Other Side)

General Provisions Applicable to All Permits

(Sections 5515.01 and 5515.02 of O.R.C.)

[1] This permit is not a substitute for satisfying the rights or obligations of any other party who may have an interest in the underlying fee interest.

[2] The granting of this permit does not convey to the permittee or to the property served any rights, title, or interest in state highway rights of way or in the design or operation of the state highway; or in any way abridge the right of the Director of the Department of Transportation in his jurisdiction over state highways. If, in the process of any future work or for the benefit of the traveling public, it becomes necessary, in the opinion of the Director of Transportation to order the removal, reconstruction, relocation, or repair of any of the fixtures, or work performed under this permit, said removal, reconstruction, relocation, or repair shall be wholly at the expense of the owners thereof or the permittee and be made as directed by the Director of Transportation. Such changes in the state highway design or operation, necessary for improved safety and operation or for the benefit of the traveling public, shall not require a permit modification since the permit confers no private rights to the permittee over the control of the state highway.

[3] The District Deputy Director acts for and on behalf of the Director in issuing and carrying out the provisions of all permits. The District Deputy Director has full authority to ensure that all provisions of the permit are met and to reject any materials, design, and workmanship that do not meet applicable Department standards. The District Deputy Director, at his/her discretion, may require a performance bond or certified check as a prerequisite to the issuance of a permit.

[4] Failure on the part of the permittee to comply fully with the provisions and conditions of the permit will be cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Departmental action. By accepting the permit, the permittee agrees to comply with all conditions, terms, and restrictions printed or written on or attached to the permit. If the permittee performs any work contrary to the conditions of the permit or to the instructions of the District Deputy Director and, after due notice, fails to correct the problem, the Department of Transportation may, with or without notice, correct such work and the permittee shall reimburse the Department for the costs.

[5] The permittee shall indemnify and hold harmless the State of Ohio, Department of Transportation, its officers, representatives and assigns, from any and all loss, liability, damages, litigation costs, and claims for injury or death to any person, property, or business caused by or resulting from any act, omission, event, consequence, or occurrence, negligent or otherwise of the permittee, his employees, or assigns as a result of the issuance of this permit.

[6] All work authorized under the permit shall be performed to the Department's satisfaction, and the entire expense shall be borne by the permittee. No work shall be performed until the permittee has contacted the Department's appointed representative named on the permit and received instructions. The Department's representative may inspect all work covered by the permit, or the Department reserves the right, during the time any or all of the work is being performed, to appoint an inspector over the work who shall represent the interest of the State on the work and any compensation arranged for shall be paid wholly by the permit holder. Work not in compliance shall be halted and the District Deputy Director shall be notified of the cause. The permittee shall be notified of the Department's action and its causes, and given an opportunity to correct the problem.

[7] Failure to complete all work within the time specified on the permit shall void the permit, thereby making the permit illegal and subject to appropriate Departmental action. The permittee may request an extension in writing from the District Office, explaining why the extension is necessary and when the work is expected to be completed.

[8] All work infringing on the pavement or shoulders shall comply with applicable standards and requirements regarding traffic control devices. Failure to comply will be cause for revocation or suspension of the permit. Any closure of lanes or shoulders shall be described in terms of location, duration, time of day, etc. Such work shall not begin until all traffic control devices are in place.

[9] If any grading, sidewalk, or other work allowed by a permit interferes with the drainage of the highway in any way, such catch basins and outlets as necessary shall be constructed to take proper care of said drainage.

[10] Upon completion of the work, the permittee shall leave the highway clean of all rubbish, excess materials, temporary structures and equipment, and all parts of the highway shall be left in a condition acceptable to the Department. Upon satisfactory completion of the work authorized by the permit, the Department's appointed representative shall complete the Permit Inspection Certificate, Form No. MR 678 certifying that the permittee has complied with the terms of the permit.

[11] Except as herein authorized, no excavation shall be made or obstacle placed within the limits of the highway so as to interfere with the travel over the road.

[12] All pole lines are to be built in accordance with Rule 4901:3-1-08 of Ohio Administrative Code promulgated and enforced by the Public Utilities Commission of Ohio.

[13] The permittee shall comply with the Air Pollution requirements of Rule 3745-17-08 of the Ohio Administrative Code promulgated and enforced by the Ohio Environmental Protection Agency.

[14] The permittee certifies that he or she is fully authorized to sign this permit. This permit shall apply to and be binding upon the permittee and his/her successors in interest. No change in ownership of the underlying property or of the facility owned by permittee shall in any way alter the permittee's obligations under this permit.

[15] The permittee(s) for herself/himself/themselves/itself, her/his/their/its personal representatives, and her/his/their/its successors in interest and assigns, as a part of the consideration hereof, do/does hereby covenant and agree that:

- (1) No person on the grounds of race, color, national origin, sex, age, or disability shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of the above described property.
- (2) In the construction of any improvements on, over, or under the above described property and the furnishing of services thereon, no person on the grounds of race, color, national origin, sex, age, or disability shall be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination.
- (3) The above described property shall be used in a manner that at all times is in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the U.S. DOT – Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
- (4) In the event that this instrument grants a lease, license, or permit and any of the above nondiscrimination covenants is breached, then the State of Ohio, Department of Transportation, shall have the unfettered right to terminate the lease, license or permit and to re-enter and repossess the above-described property and hold the same as if said lease, license or permit had never been made or issued.
- (5) In the event that this instrument grants a fee or easement interest and any of the above nondiscrimination covenants is breached, the State of Ohio, Department of Transportation, shall have the unfettered right to re-enter the above described property, and said property will thereupon revert to and vest in and become the absolute property of the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation.
- (6) In the event that this instrument grants a lease, fee or easement interest, all of the foregoing nondiscrimination covenants shall be and are covenants running with the land.

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
Supplemental Specifications

ODOT Permit #SUM 91-24

1. **The ODOT Intelligent Transportation System (ITS) Infrastructure and devices are not currently listed in the Ohio Utility Protection Services (OUPS) program. Please send a copy of the OUPS ticket or locate request to the ODOT ITS Section via email to CEN.ITS.LAB@dot.ohio.gov, in order to get the ITS utility infrastructure marked.**
2. **This work is within a current ODOT Project and must be coordinated with the ODOT Project Engineer. Please contact Mr. Jason Young at (330) 697-2722 a minimum of 48 hours prior to any work within the ODOT right of way.**
3. Drive approach within the ODOT right of way shall be paved as per ODOT specifications.
4. Drive approach adjoining pavement shall slope away from highway and be constructed so that no surface water can drain onto highway pavement.
5. All excavations shall be backfilled with suitable material and compacted to ODOT specifications.
6. All work shall be performed according to the current ODOT Construction and Material Specifications Manual and Standard Construction Drawings.
7. Maintain positive drainage.
8. Any future maintenance of this facility shall be the sole responsibility of the property owner.
9. An Ohio E.P.A. Section 401 Water Quality Certification and/or U.S. Army Corps of Engineers Section 404 Waterway Permit may be required for the proposed work. The permittee shall contact the appropriate agencies and obtain any necessary permits for this work.
10. A copy of the Ohio E.P.A. and/or U.S. Army Corps of Engineers permit, as necessary, shall be submitted to ODOT prior to starting any work within the ODOT right of way.
11. All disturbed right of way must be restored to its original condition or better and seed and mulched as per Item #659, ODOT specifications.
12. The provisions and conditions as outlined on Page 2 of 5 Except as authorized under the permit, no excavation shall be made or obstacles placed within the limits of the highway in such a manner as to interfere with travel over the road.
13. If grading or other work done under the permit interferes with the drainage of the highway in any manner, catch basins and outlets shall be constructed to properly handle the highway drainage.
14. All the work contemplated under the permit shall be done under the supervision and to the satisfaction of ODOT and the entire expense shall be borne by the party to whom the permit is issued.
15. Upon completion of the work under the permit, the highway is to be left clear of all rubbish, excess materials, temporary structures or equipment.
16. The permit applicant will abide by current State and/or local laws pertaining to storm water pollution prevention and/or erosion control.

17. The right is reserved by the Department to appoint an inspector who shall represent the interests of the State during the installation of the facility. Any compensation arranged for such inspection service shall be paid wholly by the permit holder.
18. Prior to any excavation in the highway right of way, the permit holder must contact the Ohio Utilities Protection Service (OUPS) and the Oil and Gas Producers Underground Protection Service (OGPUPS) and request all existing underground utility facilities be marked.

The acceptance of a permit, or the performance of any work under the permit, constitutes an agreement between ODOT and the party to whom the permit is granted. Compliance with all conditions and restrictions included with the permit is mandatory. of this permit shall be applicable to the work to be done under this permit, including maintaining traffic and the use of barricades with lights for the safety of the traveling public, according to the requirements set forth in the Ohio Manual of Uniform Traffic Control Devices, unless otherwise herein stipulated. This work to be performed at no cost to the State of Ohio. This permit is not a substitute for satisfying the rights of any other party that may have an interest in the underlying fee.

*Summit County along SR 91, 125 ft. north of Linwood Road.



Planning Commission
Preliminary Plan Extension
Retreat at Liberty Lakes
Twinsburg Township

EXECUTIVE SUMMARY

Located in Twinsburg Township off of Liberty Rd at the county line with Cuyahoga County, just north of the Willowbrook Subdivision. The existing plan is 56 lots on 39.0760 Acres with 23.0544 Acres of Open Space, Sewage serviced by DSSS and Twin-Keystone Water. The Applicant is requesting a one year time extension on the conditional approval the SCPC had granted in October 18, 2018.

Staff recommends: **Approval.**

Item No.:	1	Area:	39.0760 Acres
Meeting:	March 28, 2019	Lots:	56
Developer:	Brad Piroli, Pulte Group	Streets:	60' R/W
Engineer:	Neff and Associates	Utilities:	DSSS & Twin-Keystone Water
Parcel No.:	6201347	Council District:	1, Ron Koehler
Zoning:	Residential R-2 with PRD	Processor:	Stephen Knittel

Site History:

- There was a Concept Plan Meeting held on August 3, 2018
- There was a site visit on August 16, 2018
- The Preliminary Plan was conditionally approved by the SCPC on October 18, 2018 meeting with the following conditions:
 - Obtain a Conditional Letter of Map Revision (CLMR) or a Letter of Map Revision (LOMR) from FIMA (Federal Insurance and Mitigation Administration a division of FEMA) regarding the floodplain limits and their impacts for stormwater detention on the above referenced site, and to show the base flood elevation as determined by the CLMR or LOMR on the preliminary plan.
 - Satisfy the conditions listed in the Memo by the County Engineer's Office dated October 17, 2018

Proposal: The applicant 56 lots on 39.0760 Acres with 23.0544 Acres of Open Space, Sewage serviced by DSSS and Twin-Keystone Water.

- There are two roadways proposed

- Proposed Road A, with an ingress and egress onto Liberty Road that turns at the intersection with Proposed Road B and ends in a cul-de-sac
- Proposed Road B, that runs from the terminus of Fenmore Lane and ends at the intersection with Proposed Road A.
- There are two water quality basin's proposed.
- Pond 1, and existing pond, is also proposed to be used for stormwater management.

Site Conditions: Wetlands have been identified on the fringes of the property. The FEMA Flood Rate Insurance Map shows the Lakes in the Flood Rate "A" Zone. This is defined as an area subject to inundation by a 1 percent chance flood.

Township Zoning:

Zoning: The Zoning of the site is R-2 (Residential) with PRD overlay			
Direction	Zoning	Land Use	Municipality
North	R-1-E	Residential low density	City of Solon
East	PDD	Residential	Reminderville
South	PDD	Residential	Reminderville
West	PUD	Residential	City of Twinsburg

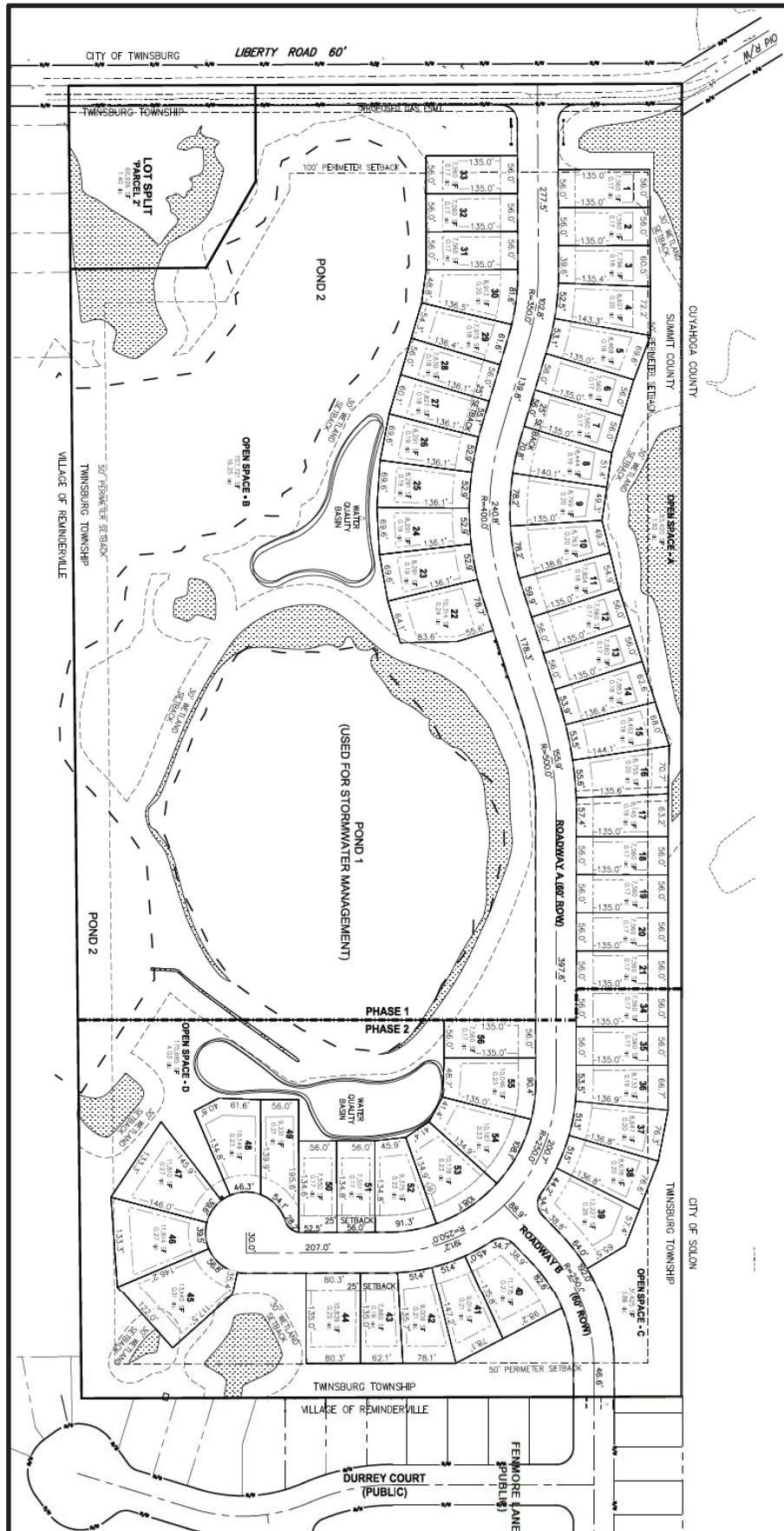
Staff Comments:

The Conditional Approval given by Summit County Planning Commission at the October 18, 2018 meeting shall expire within six (6) months from the date of conditional approval [10/18/2018 – 04/18/2018], unless all conditions required as part of the conditional approval have been satisfied as determined by the Subdivision Administrator and applicable agencies during said period. Conditional Approval of a Preliminary Plan that has satisfied the conditions of approval shall be effective for a period of two (2) years following the date of approval [10/18/2018] unless an extension of time is granted in writing by the Summit County Planning Commission.

The Preliminary Plan was conditionally approved by the SCPC on October 18, 2018 meeting with the following conditions:

- Obtain a Conditional Letter of Map Revision (CLMR) or a Letter of Map Revision (LOMR) from FIMA (Federal Insurance and Mitigation Administration a division of FEMA) regarding the floodplain limits and their impacts for stormwater detention on the above referenced site, and to show the base flood elevation as determined by the CLMR or LOMR on the preliminary plan.
- Satisfy the conditions listed in the Memo by the County Engineer's Office dated October 17, 2018

Recommendation: It is Staff's recommendation that the SCPC **Approve** the request for a time extension.



STREAMS WETLANDS	CATEGORY 1 CATEGORY 2 CATEGORY 3	VARIABLES	N/A
	NONE		
	30'	>30'	
	50'	N/A	

4	10/16/18	SUMMIT COUNTY
3	06/29/18	PRO PLAN REV #3
	06/06/18	ISSUED FOR REVIEW

REVISION #	
1	PRO PLAN - GENERAL LAYOUT
2	PRO PLAN - GEOMETRIC LAYOUT
3	PRO PLAN - IMPACTS AND PRESERVATION PLAN
4	PRO PLAN - LANDSCAPE PLAN
5	PRO PLAN - LANDSCAPE ENLARGEMENTS
6	PRO PLAN - LANDSCAPE ENLARGEMENTS
7	PRO PLAN - DETAILS
8	PRO PLAN - DETAILS
9	PRO PLAN - CONCEPTUAL UTILITY PLAN



1" = 40'

1" = 80'

1" = 160'

1" = 320'

1" = 640'

1" = 1280'

1" = 2560'

1" = 5120'

1" = 10240'

1" = 20480'

1" = 40960'

1" = 81920'

1" = 163840'

1" = 327680'

1" = 655360'

1" = 1310720'

1" = 2621440'

1" = 5242880'

1" = 10485760'

1" = 20971520'

1" = 41943040'

1" = 83886080'

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Planning Commission

Redwood Apartments

Copley Township

EXECUTIVE SUMMARY

Located in Copley Township off of Ridgewood Rd to the west of SR 21, just south of the Arbor Chase Subdivision. The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

Staff recommends: **Approval.**

Item No.: 2	Area: 59.51 Acres
Meeting: March 28, 2019	Lots: 1
Developer: Redwood Apartments	Units: 100
Engineer: TGC Engineering	Streets: Access Aisles
Parcel No.: 1508335	Council District: 5, David Hamilton
Zoning: Planned Development District	Processor: Stephen Knittel

Site History:

- This property was once proposed to be part of the Montrose Park subdivision, complications arose and a consent agreement was made that future development of this site shall come before the Summit County Planning Commission.

Proposal: The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

Site Conditions: Wetlands and Riparian Setbacks have been identified on the property. The wetlands are mainly on the eastern and northern portions of the property. The riparian setbacks cross the property. The proposed design avoids the wetlands and proposes a single road crossing perpendicular to a riparian setback.

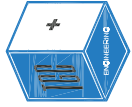
Zoning: The Zoning of the site is Planned Development District			
Direction	Zoning	Land Use	Municipality
North	PDD	Planned Development District	Copley Township
East	R-MD	Residential Medium Density	Copley Township
South	R-MD	Residential Medium Density	Copley Township
West	PUD	Planned Development District	Copley Township

Staff Comments:

- This property was once proposed to be part of the Montrose Park subdivision, complications arose and a consent agreement was made that future development of this site shall come before the Summit County Planning Commission.
- The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

Recommendation: It is Staff's recommendation that the SCPC move for **Approval**





CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT
PROPOSED UNITS: 100 UNITS
TOTAL SITE AREA: 49.51 AC
PROPOSED BUILDING TYPES
TYPE 2: 84 UNITS
TYPE 7: 10 UNITS
PARKING SPACES
GARAGE & DRIVEWAY: 400
OFF STREET PARKING: 28



TSC Engineering, LLC
1330 SHAWNEE CIRCLE, SUITE 100, BOX 37
SHAWNEE, OKLAHOMA 74704
PHONE: 580.300.0004 FAX: 580.300.0423



SCALE (IN FEET)
1 inch = 40 ft.
0 20 40 80



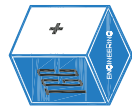
PROJECT NUMBER
1950471
DATE
2019-03-22

REDWOOD - RIDGEWOOD ROAD
FINAL GRADING PLAN

10
1

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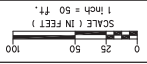
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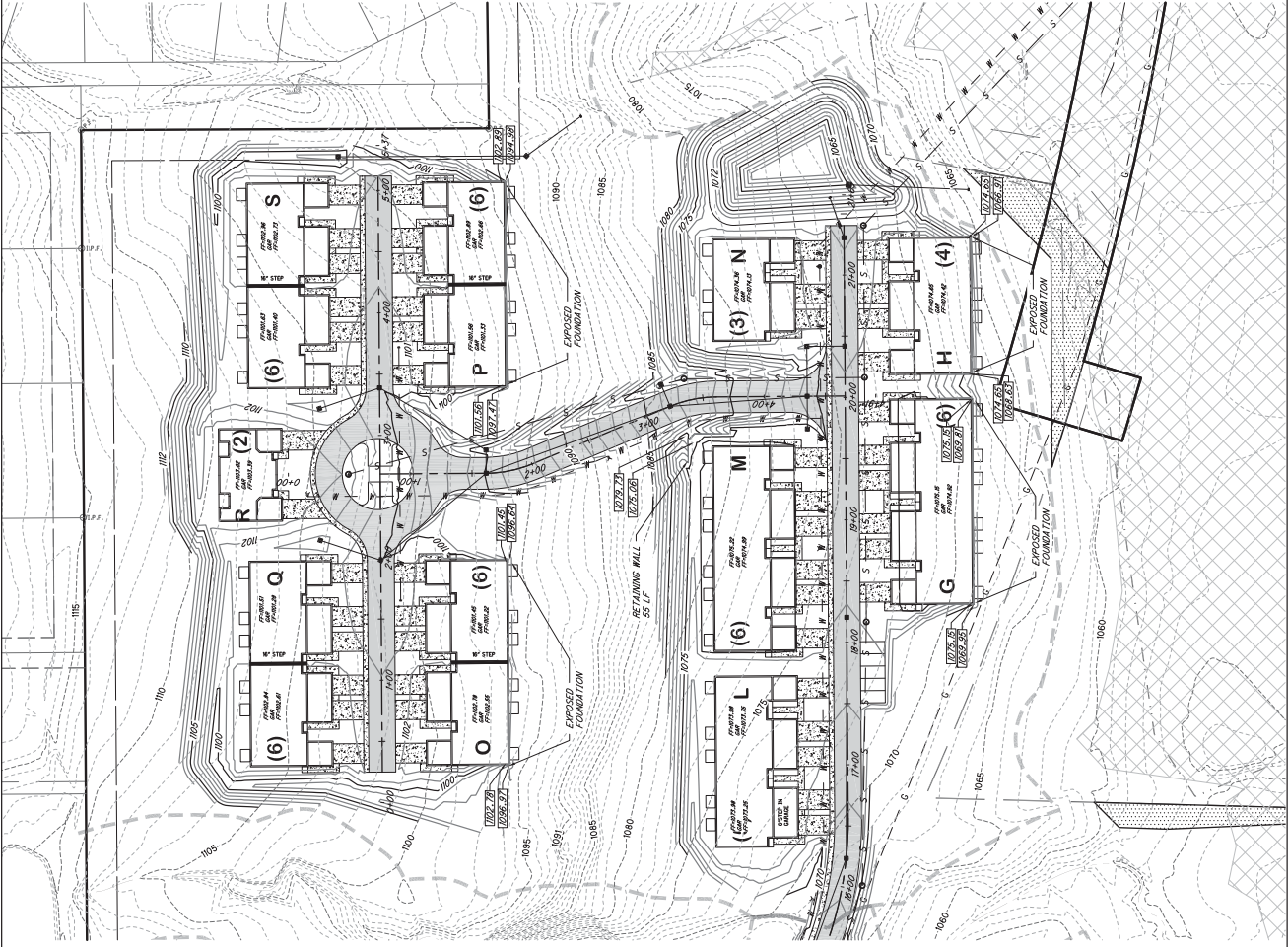
PROJECT
NUMBER
1904-01

REDWOOD - RIDGEWOOD ROAD

FINAL GRADING PLAN



TSC Engineering, LLC
1330 SHAWNEE CENTER ROAD, SUITE 100, BOX 37
SHAWNEE, OKLAHOMA 74701
PHONE: 580.283.0004 FAX: 580.283.0423



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